



# The City of Grove City, Ohio

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Planning Commission Staff Report  
Lower Level Conference Room  
September 6, 2016 1:30pm

- 6. APPLICATION: McDonald's Restaurant | Special Use Permit (Drive-thru)**
- Project Number: 201608010053
- Location: 2596 London Groveport Road
- Zoning: PUD-C
- Proposal: A Special Use Permit to install a double drive-thru at the remodeled McDonald's located at 2596 London Groveport Road
- Applicant: Lynsey Jordan, Permit Solutions, Inc., 175 S. Third Street, Suite 170, Columbus, Ohio 43215

## **Relevant Code Section(s):**

- 1135.09(b)(12), Special Use Permits

## **Project Summary**

The applicant is requesting a special use permit to install a double drive-thru for the McDonald's restaurant at 2596 London Groveport Road. The double drive-thru is part of a larger renovation of the restaurant, to be examined under a separate development plan application. The existing drive-thru has stacking capacity for nine (9) vehicles and the proposed double drive-thru will increase this number to 13 between the eastern parking lot cross walk and the cash window. Circulation of the drive-thru will be similar to the existing configuration, with the drive-thru entrance being on the east side of the structure, the menu and order point being located on the north side of the structure, and the pick-up windows located on the west side of the structure. Circulation around the site will remain one-way.

The proposed double drive-thru will operate between 5:00am and 11:00pm.

## **Code Analysis:**

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

**Standard is Met:** The proposed double drive-thru is harmony with the character of the district, which contains a number of automotive-oriented uses. The existing McDonald's restaurant has an existing drive-thru and the circulation of the proposed double drive-thru will match the existing configuration with the addition of a new lane north of the existing lane.

2. *The proposed use shall not adversely affect the use of adjacent property;*

**Standard is Met:** The proposed double drive-thru will not adversely affect the use of adjacent property. The stacking capacity has increased with the proposed double drive-thru and the drive-thru is designed to keep all traffic on the site to prevent vehicles from backing onto roadways.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

**Standard is Met:** The double drive-thru is designed to safely stack more vehicles in the drive-thru. The proposed configuration will increase the number of vehicles stacking between the cash window and the crosswalk to the east of the structure from nine (9) to 14. Doing so will decrease the interaction of pedestrians with vehicles in the drive-thru lane.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

**Standard is Met:** The proposed drive-thru will be adequately serviced by public facilities.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

**Standard is Met:** Staff does not believe that the proposed use will generate traffic significantly different from a permitted use in the commercial (PUD-C) district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

**Standard is Met:** The proposed use is in compliance with the zoning text for the area and meets the general intent of the zoning code standards and plan for the area.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

**Standard is Met:** The proposed double drive-thru meets the specific requirements for drive-thru facilities outlined in Code.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

**Standard is Met:** The site is located in a PUD-C district, in which drive-thru services are permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

**Standard is Met:** The applicant properly submitted a completed application.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.